



GPSA

Gangplank Slipholders Association

November 30, 2017

VIA IZIS

Zoning Commission of the District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Z.C. Case No. 11-03J
Proposed Findings of Fact

Dear Members of the Commission:

The following constitutes the proposed Findings of Fact from the Gangplank Slipholders Association (GPSA).

1. At the November 6, 2017 public hearing, an individual resident of the Gangplank Marina provided testimony regarding concern the need for long and short-term parking solution, namely the applicant's proposal to move his parking space possibly over one-half mile away from his residence which would be especially burdensome with two small children.
2. At the November 9, 2017 public hearing, an individual and Gangplank Marina liveaboard resident provided testimony regarding her concern over displacement due to combined costs of unknown market value derived slip fees and parking costs. She also expressed the value of retaining the diverse and resilient community that would be lost if scheduled fee changes occurred.
3. In an attempt to partially address GPSA's and the Commission's concerns regarding affordability, the Applicant provided Option B which slightly reduces slip and liveaboard fees off of an undefined "market rate". The reduced fees would only be for a limited number of current qualifying slipholders with no consideration for future community income diversity. The option fails to address the increased costs to all residents due to displaced parking during construction and importance of retention of reasonable parking availability and cost after construction which poses direct threats to safety and access for residents. Future residents are not afforded any of the benefits currently applied to current residents creating disincentives to sale of current boats especially once construction commences. In order to compensate for

this minimal loss in revenue of the reduced fees for a small portion of residents, the Applicant proposes to only provide trailer-based laundry, bathroom, security and mailroom facilities located outside of the Marina within the construction site for several years during the construction phase. These facilities do not meet the requirements under the existing 2012 agreement between the Applicant and GPSA.

4. The Commission finds that the Applicant has not yet addressed the outstanding issues of sustainability, affordability, and livability while meeting the requirements under the existing 2012 agreement between the Applicant and GPSA of maintaining a vibrant liveaboard community, allowing existing liveaboards to remain in the marina, and providing the same level of services and amenities.

Respectfully submitted,



Gary Blumenthal
President - GPSA

**Certificate of Service
Z.C. Case No. 11-03J**

I certify that on November 30, 2017 a copy of this communication was delivered to the Applicant and parties of record noted below:

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